

**BOARD OF ADJUSTMENT
CITY OF FORT LAUDERDALE**

**WEDNESDAY, JUNE 13, 2001
7:30 P. M.**

**CITY HALL
CITY COMMISSION CHAMBERS, 1ST FLOOR
100 N. ANDREWS AVENUE
FORT LAUDERDALE, FL**

A G E N D A R E S U L T S

1. APPEAL NO. 00-14

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| APPLICANT: | <u>Andrew Thompson</u> |
| LEGAL: | Dames Subdivision of Bryan's Subdivision in Block 5, P.B. 1, Page 121, with a portion of Lots 1 through 9, 10, 14, 15, 16, 17 and 18 through 26 together with a portion of Lots 31 through 35 and a portion of Lots 44 through 48 |
| ZONED: | CB – Community Business |
| STREET: | 200 NW 7 Avenue |
| ADDRESS: | Fort Lauderdale, FL |

APPEALING: Sec-47-24 (A) (6) – To grant a temporary non-conforming use permit for a mobile vendor on a site in the CB – Community Business district where a mobile (the sale of hot dogs, chips, and soft drinks) vending operation is only permitted in the B-2, B-3, RAC-CC and RAC-UV zoning districts in the City of Fort Lauderdale.

GRANTED 7-0

2. APPEAL NO. 01-18

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| APPLICANT: | <u>City of Fort Lauderdale</u> |
| LEGAL: | A portion of Tract 1, "F-X-E PLAT", according to the Plat thereof, recorded in Plat Book 119, Page 4, of the Public Records of Broward County, Florida |
| ZONED: | CC– Commerce Center |
| STREET: | 1401 W. Commercial Blvd. |
| ADDRESS: | Fort Lauderdale, FL |

APPEALING: Sec-47-24.12.A.6 – To grant a temporary non-conforming use permit for a message center sign that does not comply with **Sec.47-22.3.J.7** as it pertains to lighting and **Sec. 47-22.3.J.9** as it pertains to size and location (Commercial Boulevard).

GRANTED 6-1

3. **APPEAL NO. 01-19**

APPLICANT: Palms on Las Olas, Inc.
LEGAL: Lot 26, Less the South 15 feet thereof, together with all of lots 27, 28, and 29, Block 5, "Resubdivision of Blocks 5 & 6, of Venice," according to the Plat thereof, as recorded in Plat Book 47, Page 26, of the Public Records of Broward County, Florida
ZONED: RS-8 – Residential Single Family/Low Medium Density District
RMM-25 – Residential Mid-rise Multifamily/Medium Density District
STREET: 1760 East Las Olas Blvd
ADDRESS: Fort Lauderdale, FL

APPEALING: **Sec-47-5.31 (Table of Dimensional Requirements)** – To permit three (3) townhouse units in an RS-8 district, where townhouse is not listed as a permitted use and to permit 0' side yard setbacks on the north lot line of Lot 28 and Lot 29 in order to permit the townhouse building to be built over the side yard setbacks where a 5' yard setback is required; **Sec. 47-18.33.B.5.d (Townhouse Ordinance):** To permit a side yard setback of 15' 4" for a building with a height of 34' where the code states when any portion of a townhouse structure exceeds 22' in height that portion of the structure shall be set back a minimum of an additional 1' for each foot of height above 22'.

DENIED 0-7

4. **APPEAL NO. 01-20**

APPLICANT: Blue Ocean Press
LEGAL: Parcel "A" Vantage Industrial Park, Plat Book 89, Page 1, B.C.R.
ZONED: AIP – Airport Industrial Park
STREET: 6299 NW 27 Way
ADDRESS: Fort Lauderdale, FL

APPEALING: **Sec-47-21.10.B.13:** To maintain existing parking stalls and driveways in the first one-half of the required setback abutting the street where the code requires landscaping to be permanently maintained by the owner or occupant in such a manner as to provide a park-like setting for the industrial buildings. **Sec. 47-21.9 (F) (2):** to maintain existing parking stalls, landscaping areas, and driveways that are in the required setbacks of 41.90' and 40.25' for an existing building of 15,015 sq. ft with a proposed addition of 13, 430 sq. ft which is an 89% increase in building area, where the code considers that existing vehicular use areas shall be considered new and must be brought into conformity when there is an addition which increases the total ground floor area of all existing buildings on the property more than 25%.

GRANTED 6-1

5. APPEAL NO. 01-25

APPLICANT: Glenton O. Samuels
LEGAL: Lot 26, Block "D", Lauderdale Villas according to the plat thereof recorded in Plat Book 29, Page 37 of the public records Broward County, Florida
ZONED: RS-8 – Residential Single Family/Low Medium Density District
STREET: 1308 NW 16 St.
ADDRESS: Fort Lauderdale, FL 33311

APPEALING: Sec-47.5.31 (Table of Dimensional Requirements): To permit a rear yard of 7.3' for a proposed carport of 507.3 sq. ft to a single family dwelling where the code requires a minimum rear yard of 15 ft for a single family dwelling in the RS-8 District.

GRANTED 7-0

6. APPEAL NO. 01-26

APPLICANT: B & L Communications
Transportation Financial Capital Group, Inc.
1301 Development, Inc.
LEGAL: Section 14, Township 50 South, Range 42 East
ZONING: PEDD – Port Everglades Development District
STREET: 1301-1351 SE 20 St.
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec-47-15.10: To permit a retail sales/grocery store establishment as a principal use where the code only permits retail sales and service as an accessory use that is incidental or subordinate to a principal use within the Port Everglades Development District (PEDD).

GRANTED 7-0

7. APPEAL NO. 01-27

APPLICANT: Caproc Third Avenue LLC
LEGAL: Lot 1, less the East 20 feet thereof, and all of lots 3 and 5 in Block "E" of George M. Phippens Subdivision of Lots 3 through 6, Block 1 and Lots 3 through 10 of Block 14 of the Town of Fort Lauderdale according to the Plat thereof, recorded in Plat Book B, Page 146, of the Public Records of Dade County, Florida said lands situated, lying and being in Broward County, Florida
ZONING: RAC-CC – Regional Activity Center – City Center
STREET: 101 NE 3 Avenue
ADDRESS: Fort Lauderdale, Florida 33301

APPEALING: Sec-47-13.20.K.1.a: To permit a 4.9' street property line setback for a 19-story commercial building currently under construction where the code requires a minimum 5' setback

from a property line along a street for all development located in the RAC (Regional Activity Center) District.

GRANTED 7-0

8. APPEAL NO. 01-28

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| APPLICANT: | <u>Nineteen Hundred Building Associates</u> |
| LEGAL: | Lots 1 and 2 of Fort Lauderdale Industrial Airpark – Section 1, according to the Plat thereof as recorded in Plat Book 63, Page 10 along with a portion of Tract “A” and Tract “D”, Commerce Park, according to the Plat thereof as recorded in Plat Book 112, Page 18 of the Public Records of Broward County, Florida |
| ZONING: | AIP – Airport Industrial Park |
| STREET | 1900 West Commercial Blvd. |
| ADDRESS: | Fort Lauderdale, Florida 33309 |

APPEALING: Sec-47-14.20.A.2: To permit a restaurant in a development that has 415,513 sq. ft. of land, where the code requires that restaurants in the Airport Industrial Park (AIP) district are permitted only in conjunction with and lying within development consisting of a minimum of 500,000 sq. ft of improved land held under one ownership.

GRANTED 7-0

9. APPEAL NO. 01-29

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| APPLICANT: | <u>Robert Fogan</u> |
| LEGAL: | The South 20.14 ft of Parcel “B” together with all of Lot 1, Block 1, less the north 23.86 ft. thereof Breakwater, according to the Plat thereof, recorded in Plat Book 42, Page 19, of the Public Records of Broward County, Florida |
| ZONING: | RS-8 – Residential Single Family/Low Density District |
| STREET | 2625 SE 20 St. |
| ADDRESS: | Fort Lauderdale, Florida 33316 |

APPEALING: Sec-47-5.31: To maintain a 6’ rear yard for a family room built without a permit to an existing single family structure where the code requires a minimum 15’ rear yard for a single family dwelling.

GRANTED 7-0

10. APPEAL NO. 01-30

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| APPLICANT: | <u>Downtown Flagler Village Ltd.</u> |
| LEGAL: | Lots 1 through 10, inclusive and 13 through 17, in Block 32 of Resubdivision of Blocks 2-31-32 of North Lauderdale, according to the Plat thereof recorded in Plat Book 5, Page |

ZONING: 25 of the Public Records of Broward County, Florida and
STREET Lots 1 and 2 in Block 33 of North Lauderdale Amended Plat
of Blocks 1-8 and 25-33 according to the Plat Book 1 at Page
182 of the Public Records of Dade County, Florida
ADDRESS: RAC-CC – Regional Activity Center/City Center
450 NE 5 Terr.
Fort Lauderdale, Florida

APPEALING: **Sec-47-24.12.A.6:** to grant a temporary non-conforming use permit for a temporary offsite construction parking facility, staging area and storage area.

GRANTED 7-0

REPORT and FOR THE GOOD OF THE CITY.

The City maintains a Website for the viewing of BOA Agendas and Results at the following e-mail address:

<http://ci.ftlaud.fl.us/documents/boa/boaagenda.htm>

**GREG BREWTON
ZONING ADMINISTRATOR**

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NOTE: *If you desire auxiliary services to assist in reviewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk at 761-5002 two (2) days prior to the meeting, and arrangements will be made to provide these services for you. A turnkey video system is also available for your use during this meeting.*

NOTE: *If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.*